

ZB# 07-46

McQuiston/Froelich

24-4-5 & 6

28A
07-46
John McQuiston / E+M Fr
224 Pine St. - 24-4-546

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

Closed May-08

Granted 11/5/07

**OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, NY**

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION

PLANNING BOARD FILE NUMBER: 07-05

DATE: 7-25-07

APPLICANT:

**John McQuiston and Ernest & Mary Froelich
c/o John McQuiston
224 Pine Street
New Windsor, NY 12553**

PLEASE TAKE NOTICE THAT YOUR APPLICATION:

DATED: 1-16-06

FOR: LOT LINE CHANGE

LOCATED AT: Pine Street and Union Avenue

ZONE: R-4

DESCRIPTION OF EXISTING SITE: SEC: 24 BLOCK: 4 LOT: 5 & 6

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

Lot Area variances for both lots 5 & 6 (lot 6 pre-existing condition being improved)

Lot Width Lot 6 (pre-existing condition being improved)

Front Yard both Lots 5 & 6 (pre-existing conditions not being changed)

TOWN OF NEW WINDSOR CODE: **Bulk Tables – Section 300-8**

Mark J. Edsall, P.E., P.P.
Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION - Continued

REQUIREMENTS

P.B. # **07-05**

ZONE: **R-4**

USE: **Single Family Residential**

	REQUIRED	PROPOSED Lot 5 / Lot 6	VARIANCE REQUESTED Lot 5 / Lot 6
MIN. LOT AREA (Gross)	43560 sf	9000 / 17679**	34560 / 25881**
MIN. LOT AREA (Net)	26136 sf	n/a	n/a
MIN. LOT WIDTH	125 ft	150 / 120**	- / 5 **
REQUIRED FRONT YARD	45 ft	11&36 / 25	34&9*** / 20***
REQUIRED SIDE YARD	20 ft	20 / 28	- / -
REQUIRED TOTAL SIDE YARD	40 ft	n/a / 78	- / -
REQUIRED REAR YARD	50 ft	90 / 94	- / -
REQUIRED FRONTAGE	70 ft	210 / 120	- / -
MAX. BLDG. HT.	35 ft	Both existing	- / -
FLOOR AREA RATIO	n/a	-	-
MIN. LIVABLE AREA	1200 sf	Both existing	- / -
DEVELOPMENTAL COVERAGE	20 %	< 20%	- / -
O/S PARKING SPACES	2/res	Existing spaces	-

**** note that pre-existing non-conforming condition being improved for this item**

***** pre-existing non-conforming condition with no change**

PLEASE COMPLETE THE ENCLOSED ZONING BOARD APPLICATION AND RETURN TO THE ZONING BOARD SECRETARY AS INSTRUCTED IN THE APPLICATION PACKAGE. YOU WILL THEN BE PLACED ON THE NEXT AVAILABLE AGENDA FOR THE ZONING BOARD OF APPEALS.

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: (24-4-5 & 6)

In the Matter of the Application of

MEMORANDUM OF
DECISION GRANTING

MC QUISTON/FROELICH

AREA

CASE #(07-46)

WHEREAS, John McQuiston, owner(s) of 224 Pine Street in an R-4 Zone, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an VARIANCE

	REQUIRED Lot 5 / Lot 6	PROPOSED Lot 5 / Lot 6	REQUESTED
MIN. LOT AREA (Gross)	43560 sf	9000 / 17679**	34560 / 25881**
MIN. LOT WIDTH	125 ft	150 / 120**	/ 5 **
REQUIRED FRONT YARD	45 ft	11&36 / 25	34&9*** / 20***

WHEREAS, a public hearing was held on November 5, 2007 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of this Application; and

WHEREAS, there was one spectator appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application, however the member of the public present had questions, which were answered; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Official Town Newspaper, also as required by law.
2. The Evidence presented by the Applicant showed that:

- (a) The property is a residential property located in a neighborhood of residential properties in an R-4 zone.
- (b) The applicant has sought a lot line change from the New Windsor Planning Board adding a parcel approximately 30 feet X 150 feet to the applicant's property.
- (c) The lot line change, if approved, will cause the lot in whose favor property will be granted to be more consistent with the other lots located near it.
- (d) Both existing lots are presently improved by one-family dwellings. The applicant does not intend any change to that status.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested is/are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is/are self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) is/are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

NOW, THEREFORE, BE IT

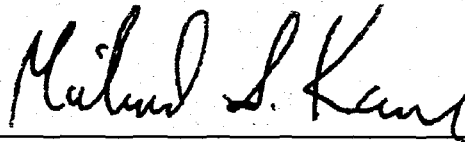
RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a
VARIANCE

	REQUIRED Lot 5 / Lot 6	PROPOSED Lot 5 / Lot 6	REQUESTED
MIN. LOT AREA (Gross)	43560 sf	9000 / 17679**	34560 / 25881**
MIN. LOT WIDTH	125 ft	150 / 120**	/ 5 **
REQUIRED FRONT YARD	45 ft	11&36 / 25	34&9*** / 20***
as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.			

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: November 5, 2007



Chairman

MCQUISTON/FROELICH_(07-46)

Mr. John McQuiston appeared before the board for this proposal.

MR. KANE: As referred by Planning Board located at 224 Pine Street. Is anybody here for this particular hearing? Gotta be here for one of them. Kim is gonna come and just to write down your name and address, it's for the stenographer so that she has it in there, okay, and then when we get to the public, you can ask whatever questions you need to. You're on.

MR. MC QUISTON: This is just a basic lot line change adding to my property 30 feet by 150 feet that my neighbor gave me.

MR. BABCOCK: Mr. Chairman, lot 5 is an L-shaped lot, it actually has a leg that goes up behind lot 4 and lot 3, if you look at the location map, that 30 foot strip--

MR. MC QUISTON: That's the property that I'm going to incorporate into mine.

MR. KANE: This 30 foot strip is going to come up here and making this property which is lot 5 similar to the other lots that are right down the row?

MR. BABCOCK: That's correct.

MR. KANE: It's really evening it off, it makes a lot of sense.

MR. BABCOCK: It makes a lot of sense. Should have been done that way a long time ago.

MR. KRIEGER: So both lots are presently improved by one family dwellings?

MR. MC QUISTON: Yes.

MR. KRIEGER: You don't intend to change that?

MR. MC QUISTON: No, just making my yard bigger than what it is.

MR. KANE: Actually making the property more usable too.

MR. BABCOCK: Yes.

MR. KANE: Okay, I think at this point what I'm going to do here is jump right in, open up the public portion of the meeting so that you can ask whatever questions you have and see exactly what they're doing. You can walk up and take a look, that will probably answer all your questions. Just state your name and address.

MS. BIBERSTINE: Dee Biberstine, I'm on Oak Street. It's not big enough the do anything?

MR. KANE: No, it's not. You're not building anything there, just adding it to the property, squares it off.

MR. MC QUISTON: Exactly, just a bigger yard for the kids.

MR. KANE: Ma'am, any problems with this?

MS. BIBERSTINE: No.

MS. GANN: Sir, your name?

MR. GRILLO: My name is Salvatore Grillo.

MR. KANE: Okay, any further questions? Any further questions from the audience? Thank you. We'll close the public portion of the meeting and bring it back to Myra, ask her how many mailings we had.

November 5, 2007

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MS. MASON: On October 23, I mailed out 64 envelopes and had no response.

MR. KANE: We'll bring it back to the board, any further questions? It makes total sense. I'll accept a motion.

MR. TORPEY: I'll make a motion that we grant the applicant Mr. McQuiston/Froelich as referred by the planning board for lot line change for the requested variance as on the agenda at 224 Pine Street in an R-4 zone.

MS. LOCEY: I'll second that motion.

ROLL CALL

MS. GANN	AYE
MR. TORPEY	AYE
MS. LOCEY	AYE
MR. KANE	AYE

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: JACK FINNEGAN, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: 12-28-07
SUBJECT: ESCROW REFUND

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 157.65 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #07-46

NAME & ADDRESS:

**John McQuiston
Maureen Bansrupan
224 Pine Street
New Windsor, NY 12553**

THANK YOU,

MYRA

J.F.12-28-07



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #07-46

TYPE: AREA

TELEPHONE:

565-7920

APPLICANT:

John McQuiston/Ernest & Mary Froelich
224 Pine Street
New Windsor, NY 12553

RESIDENTIAL:	\$ 50.00	CHECK # <u>107</u>
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: RESIDENTIAL \$300.00 CHECK # 108



<u>DISBURSEMENTS:</u>	<u>MINUTES</u>	<u>ATTORNEY</u>
	<u>\$7.00 / PAGE</u>	<u>FEE</u>

PRELIMINARY:	<u>4</u>	PAGES	\$ <u>28.00</u>	\$ <u>35.00</u>
2 ND PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>3</u>	PAGES	\$ <u>21.00</u>	\$ <u>35.00</u>
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date: 10/23/07 \$ 23.35

TOTAL: \$ 72.35 \$ 70.00



ESCROW POSTED: \$ 300.00
LESS: DISBURSEMENTS: \$ 142.35

AMOUNT DUE: \$ _____

REFUND DUE: \$ 157.65

Cc:

J.F. 12-28-07



THE SENTINEL

P.O. BOX 406
VAILS GATE, NY 12584

Invoice

Date	Invoice #
10/29/2007	920

Bill To
TOWN OF NEW WINDSOR 555 UNION AVE NEW WINDSOR, NY 12553

P.O. No.	Terms	Project

Issue Date	Description	Rate	Amount
10/23/2007	LEGAL ADS: MC QUISTON/FROELICH 07-46	19.35	19.35
	1 AFFIDAVIT	4.00	4.00
<div data-bbox="656 1052 964 1259"><div>RECEIVED</div><div>NOV 19 2007</div><div>By _____</div></div>			
Total			\$23.35

**PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

Appeal No. 07-46

Request of MC. QUSTON/FROELICH

for a VARIANCE of the Zoning Local Law to Permit:

As referred by Planning Board (see below) located 224 Pike Street in an R-4 Zone (24-4-5 & 6)

VARIANCE

REQUIRED REQUESTED	PROPOSED
Lot 5 / Lot 6	Lot 5
Lot 6	

MIN. LOT AREA (Gross)
43560 sf
9000 / 17679**
34560 / 25881**

MIN. LOT WIDTH
125 ft
150 / 120**
150 / 5**

REQUIRED FRONT YARD
45 ft
11836 / 25
3489** / 20**

PUBLIC HEARING will take place on
NOVEMBER 5, 2007
at the New Windsor Town Hall, 555
Union Avenue, New Windsor, New York
beginning at 7:30 PM.

Michael Kane, Chairman

State of New York

County of Orange, ss:

Kathleen O'Brien being duly sworn
disposes and says that she is
the Supervisor of Legal Dept. of the
E.W. Smith Publishing Company; Inc.,
Publisher of The Sentinel, a weekly
newspaper published and of
general circulation in the Town of New
Windsor, Town of Newburgh and City
of Newburgh and that the notice of which
the annexed is a true copy was published
in said newspaper, 1 time (s)
commencing on
the 23rd day of Oct. A.D., 2007
and ending on the 23rd day of
Oct. A.D. 2007

Kathleen O'Brien

Subscribed and shown to before me
this 14th day of Nov, 2007.

Deborah Green

Notary Public of the State of New York
County of Orange.

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
#4984065
Commission Expires July 15, 2011

My commission expires

September 10, 2007

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MC_QUISTON/FROELICH_(07-46)

MS. GANN: As referred by the planning board, located at 224 Pine Street.

MR. MC QUISTON: John McQuiston, 224 Pine Street.

MS. GANN: Tell us what you want to do.

MR. MC QUISTON: This is for a lot line change, my neighbor gave me a piece of property 30 x 150 that I just want to incorporate into my property, there's going to be no building or anything, just cleared the brush and made my yard bigger.

MS. GANN: Just using it for your own purposes?

MR. MC QUISTON: Right, for the yard.

MS. GANN: You just want a lot line change?

MR. MC QUISTON: Yes.

MS. GANN: Can you come on up here and show me?

MR. MC QUISTON: This is the property here. Basically, this 30 x 150 feet, I just want to add it into my property.

MR. LUNDSTROM: Which is your property, the top or bottom?

MR. MC QUISTON: This right here off of Pine Street right here and then this is the piece of property 30 feet by 150 feet.

MR. LUNDSTROM: That you will be taking?

MR. MC QUISTON: Right, exactly.

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MR. BABCOCK: His property is the one with the pool and the deck. The property with the detached garage is the big L-shaped right now. You see that, Eric?

MR. LUNDSTROM: Yes, this will square that off.

MR. BABCOCK: It squares his property off, squares the neighbor's property off, it makes sense.

MR. MC QUISTON: Originally, it was two parcels way back when.

MR. BABCOCK: The reason he's here tonight is that for lot area since the code has changed and the definition of lot area is your square footage, not his lot, the other lot is getting smaller in size, therefore, requires a variance from the new regulations which this lot wouldn't have met with the other lot but it's making it more non-conforming. So he's here tonight for that.

MR. TORPEY: Which lot did it come off of?

MR. BABCOCK: I can't say their name but it's the lands of Froelich.

MR. TORPEY: Top corner lot that weird piece?

MR. BABCOCK: Yeah, the corner lot was an L, now it's all uniform.

MR. LUNDSTROM: Mr. McQuiston's property there will be no variance needed, it's on the other property?

MR. BABCOCK: That's correct.

MS. MASON: Isn't it both?

MR. BABCOCK: Actually, that's what we're saying, we're just going to do it to clean it up, it's both lots, Ms.

September 10, 2007

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Chairman, what we're saying even his lot once he adds the square footage he's only at 9,000 square feet so we're going to straighten it all up because today's code it's 43,560.

MS. GANN: Does he need to bring anything back with him to the public hearing that we can sort of talk about right now?

MR. BABCOCK: No, I don't think there's anything other than this plan which we'll have in the file.

MS. MASON: It has to go back to the planning board.

MR. BABCOCK: What I would suggest that you do is take like a yellow highlighter and highlight what's existing and then highlight with blue what's proposed just so that because it's a little bit for the public so the public can understand it a little bit better, just better for you that's all more questions you can answer right up front when you explain it the less questions you'll have.

MR. MC QUISTON: Right, okay.

MR. BABCOCK: But it makes sense to square up all the lots the way it is.

MS. MASON: I need you to come in and fill out some paperwork so I'll show you when you come in.

MS. GANN: This piece of property that's going to be added on for you, is for your own personal use?

MR. MC QUISTON: Just to enlarge my back yard that's all.

MS. GANN: I don't have--

MR. KRIEGER: It's going to remain a one family lot,

September 10, 2007

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single lot?

MR. MC QUISTON: Yes, exactly.

MS. GANN: Any further questions from the board? I'll accept a motion.

MR. LUNDSTROM: Madam Chair, I will offer a motion that the application for a variance by Mr. McQuiston/Froelich as presented on the agenda for the Zoning Board of Appeals dated September 10, 2007 item number 2 be scheduled for a public hearing.

MR. TORPEY: I'll second that.

ROLL CALL

MR. LUNDSTROM	AYE
MR. TORPEY	AYE
MS. GANN	AYE



PROJECT: McQuiston / Frelick L.L. Chg. ZBA # 07-46
P.B.# _____

NEGATIVE DEC: M) S) VOTE: A N

GANN _____
LUNDSTROM _____
LOCHY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

CARRIED: Y_____ N_____

CARRIED: Y ☒ N

[illegible]

TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

PUBLIC HEARING FOR: MC Quiston

DATE: 11/5/07

SIGN-IN SHEET

	NAME	ADDRESS	PHONE NUMBER
1.	SALVATORE	81 MARIA GRILLO	
2.	256 Union Ave	New Windsor NY	
3.	Dee Biberstine	OAK ST NW NY	
4.	Tonina Snyder	261 Union Av.	
5.	John Mitchell	228 Jame ST. (230 spruce)	
6.			
7.			
8.			
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10.			
11.			
12.			
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14.			
15.			
16.			
17.			
18.			
19.			
20.			

**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

JOHN MC QUISTON

#07-46


X

MYRA L. MASON, being duly sworn, deposes and says:

That on the 23RD day of **OCTOBER, 2007**, I compared the **64** addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary

5th day of November, 2007


Notary Public

JENNIFER GALLAGHER
Notary Public, State of New York
No. 01GA6050024
Qualified in Orange County
Commission Expires 10/30/10



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-3101

J. Todd Wiley, IAO
Assessor's Office

September 27, 2007

John McQuiston
224 Pine Street
New Windsor, NY 12553

Re: 24-4-5 & 6 ZBA#07-46 (64)

Dear Mr. McQuiston:

According to our records, the attached list of property owner are within five hundred (500) feet of the above-referenced property.

The charge for this service is \$85.00, minus your deposit of \$25.00.

Please remit the balance of \$60.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/lrd
Attachments

CC: Myra Mason, ZBA

9-1-25.3
Herbert Redl
80 Washington Street, Suite 310
Poughkeepsie, NY 12601

21-2-17
Dwayne Blauvelt
260 Union Avenue
New Windsor, NY 12553

24-3-29
Jessica Betancourt
235 Daniher Avenue
New Windsor, NY 12553

9-1-25.5
Bruce & Johanna Williams
268 Union Avenue
New Windsor, NY 12553

21-2-18
Salvatore & Maria Grillo
256 Union Avenue
New Windsor, NY 12553

24-3-30
Christian & Lory Cedano
233 Daniher Avenue
New Windsor, NY 12553

12-2-4
Gertrude Sarinsky
294 Union Avenue
New Windsor, NY 12553

21-2-20
Celio & Tania Thomaz
254 Union Avenue
New Windsor, NY 12553

24-3-31
Franky Garcia
231 Daniher Avenue
New Windsor, NY 12553

21-1-1
Patricia Corsetti
7 Franklin Avenue
New Windsor, NY 12553

24-3-1
Genevieve Thompson
293 Union Avenue
New Windsor, NY 12553

24-3-32
William Cherry
Donna Lacatena
229 Daniher Avenue
New Windsor, NY 12553

21-1-2
Michele & Giovanna Terrizzi
PO Box 4735
New Windsor, NY 12553

24-3-2.2
Margaret Millspaugh
226 Spruce Street
New Windsor, NY 12553

24-3-33
Theresa Bush
227 Daniher Avenue
New Windsor, NY 12553

21-1-3
William & Eloise Heffron
3 Franklin Avenue
New Windsor, NY 12553

24-3-4
John & Rose Mitchell
228 James Street
New Windsor, NY 12553

24-3-34
Jason Strum
225 Daniher Avenue
New Windsor, NY 12553

21-1-4
Robert White
Joseph White Jr.
1 Franklin Avenue
New Windsor, NY 12553

24-3-5.1
Peter Hansen
222 Parkway Drive
New Windsor, NY 12553

24-4-1.1
Lois Cofield
285 Union Avenue
New Windsor, NY 12553

21-1-5
Brenda Hutson
264 Union Avenue
New Windsor, NY 12553

24-3-7.1
John & Jeryl Robbins
224 Parkway Drive
New Windsor, NY 12553

24-4-3
James Sr. & Anna Jensen
281 Union Avenue
New Windsor, NY 12553

21-2-15.4
Manuel & Emilia Perez
3 Rosemary Lane
New Windsor, NY 12553

24-3-8.1
Peter & Diane Vanderwerff
226 Parkway Drive
New Windsor, NY 12553

24-4-4
Antonio & Victoria Rodriguez
279 Union Avenue
New Windsor, NY 12553

21-2-16
Donald Slyne
6 Franklin Avenue
New Windsor, NY 12553

24-3-9
Stacey Hughes
228 Parkway Drive
New Windsor, NY 12553

24-4-7
Christine VonHoff
226 Pine Street
New Windsor, NY 12553

24-4-8
Walter & Alicia & Daniel Olsen
227 Pine Street
New Windsor, NY 12553

24-4-9
Louis & Virginia Sciolto
225 Pine Street
New Windsor, NY 12553

24-4-10
Robert & Diann Williams
223 Pine Street
New Windsor, NY 12553

24-4-11
Marion Koorndyk
273 Union Avenue
New Windsor, NY 12553

24-4-12
William Horton
Valerie Ann Metzger-Horton
269 Union Avenue
New Windsor, NY 12553

24-4-13
Susanne Meehan
267 Union Avenue
New Windsor, NY 12553

24-4-14
Robert & Larissa Ehrlinger
263 Union Avenue
New Windsor, NY 12553

24-4-15
Alfred & Maryann Conley
224 Oak Street
New Windsor, NY 12553

24-4-16
Robert Pagliaro
226 Oak Street
New Windsor, NY 12553

24-4-17
Nicholas & Janice Garzione
228 Oak Street
New Windsor, NY 12553

24-4-18
Joseph McGrath
230 Oak Street
New Windsor, NY 12553

24-4-19
Nanette Quistorf
Michael Craig
237 Spruce Street
New Windsor, NY 12553

24-4-21
Patricia Deyo
Mary Jane Davenport
235 Spruce Street
New Windsor, NY 12553

24-4-22
Todd Cicardo
233 Spruce Street
New Windsor, NY 12553

24-3-23
Mark & Maureen Pavlik
231 Spruce Street
New Windsor, NY 12553

24-4-24
Curtis Pod
229 Spruce Street
New Windsor, NY 12553

24-4-25
Richard & Kathleen Lucchesi
227 Spruce Street
New Windsor, NY 12553

24-4-26
Joseph White Jr.
Joan Muoio
225 Spruce Street
New Windsor, NY 12553

24-4-27.1
Victor Elsevyf
Sonia Olmo Elsevyf
223 Spruce Steet
New Windsor, NY 12553

24-5-12
Tonina Snyder
261 Union Avenue
New Windsor, NY 12553

24-5-13
Denise Workman
223 Oak Street
New Windsor, NY 12553

24-5-14
Edna Bliss
82 Chestnut Lane
Newburgh, NY 12550

24-5-15
Philip & Adrienne Montone
227 Oak Street
New Windsor, NY 12553

24-5-16
Edward & Maria Beach
229 Oak Street
New Windsor, NY 12553

24-5-17
Joseph Walsh
231 Oak Street
New Windsor, NY 12553

24-5-18
Charles & Francine McDonough
233 Oak Street
New Windsor, NY 12553

24-5-19
Concetta Ruggiero
235 Oak Street
New Windsor, NY 12553

24-5-20
Melvin & Eva Bynum
237 Oak Street
New Windsor, NY 12553

24-5-21
Robert & Ruth Laverty
239 Spruce Street
New Windsor, NY 12553

24-6-1
William & Linda Holderfield
236 Spruce Street
New Windsor, NY 12553

24-6-2

Louis O'Neil
Jacalyn Hamilton-O'Neil
238 Spruce Street
New Windsor, NY 12553

24-6-3

William Murphy
Kathleen McGiunness
240 Spruce Street
New Windsor, NY 12553

24-6-11

Andrew Krieger
225 Parkway Drive
New Windsor, NY 12553

24-6-12

John Martin
Mary Nora O'Keefe
223 Parkway Drive
New Windsor, NY 12553

TOWN OF NEW WINDSOR
REQUEST FOR NOTIFICATION LIST

CHECKED BY MYRA: 09-24-07 MM

DATE: 09-24-07 PROJECT NUMBER: ZBA# 07-46 P.B. # _____

APPLICANT NAME: JOHN MC QUISTON

PERSON TO NOTIFY TO PICK UP LIST:

John McQuiston
224 Pine Street
New Windsor, NY 12553

TELEPHONE: 565-7920

TAX MAP NUMBER: SEC. 24 BLOCK 4 LOT 5 & 6
SEC. _____ BLOCK _____ LOT _____
SEC. _____ BLOCK _____ LOT _____

PROPERTY LOCATION: 224 PINE ST
NEW WINDSOR

LIST OF PROPERTY OWNERS WITHIN 500 FT. FOR SITE PLANS/SUBDIVISION _____
(IS NOT PREPARED ON LABELS)

❖ ❖

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: _____

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) _____

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) _____

❖ ❖

NEW WINDSOR ZONING BOARD XXX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XXX

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 119

TOTAL CHARGES: _____



RESULTS OF Z.B.A. MEETING OF: Sept. 10, 2007

PROJECT: M^a Quiston / Fredrich

ZBA # 07-46

P.B.# _____

USE VARIANCE: _____ NEED: EAF _____ PROXY _____

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y _____ N _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y _____ N _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y _____ N _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y _____ N _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) Lu S) I VOTE: A 3 N 0

GANN A
LUNDSTROM _____
~~LOCEY~~ _____
TORPEY _____
~~KANE~~ _____

CARRIED: Y ✓ N _____

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES _____

VARIANCE APPROVED: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y _____ N _____

Hi-Lite Existing + Proposed

Sept. 10, 2007 Agenda





**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**



APPLICATION FOR VARIANCE

_____ Date _____ Application Type: Use Variance ☐ Area Variance ☐
Sign Variance ☐ Interpretation ☐

- I. **Owner Information:** e-mail address: _____
Phone Number: (845) 565-7920
Fax Number: () SAME
- (Name) JOHN McQUISTON
(Address) 224 PINE STREET NEW WINDSOR, N.Y. 12553
- II. **Applicant:** e-mail address: _____
Phone Number: () _____
Fax Number: () _____
- (Name) SAME
(Address) _____
- III. **Forwarding Address, if any, for return of escrow:** Phone Number: () _____
Fax Number: () _____
- (Name) SAME
(Address) _____
- IV. **Contractor/Engineer/Architect/Surveyor/:** Phone Number () _____
Fax Number: () _____
- (Name) _____
(Address) JOHNSONS LAND SURVEYING
P.O. BOX 1278 PINEBUSH, N.Y. 12566
- V. **Property Information:**
- Zone: _____ Property Address in Question: 224 PINE ST.
Lot Size: _____ Tax Map Number: Section 24 Block 4 Lot 6
- a. Is pending sale or lease subject to ZBA approval of this Application? NO
b. When was property purchased by present owner? 7/22/98
c. Has property been subdivided previously? NO If so, When: _____
d. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? NO

******PLEASE NOTE:*******

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

- IX. **In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

PLEASE ANSWER EACH OF THE FOLLOWING QUESTIONS SPECIFICALLY:

1. Whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; NO

2. Whether the requested area variance is substantial; _____

3. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; NO

4. Whether the alleged difficulty was self-created. NO

****After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:**

THIS EXTRA PIECE OF LAND 30' x 150'
WILL MAKE THE YARD BIGGER FOR MY
CHILDREN.

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
-

XIII. ATTACHMENTS REQUIRED:

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: (each payable to the TOWN OF NEW WINDSOR)
 - ☐ One in the amount of \$ 300.00 or 500.00 (escrow)
 - ☐ One in the amount of \$ 50.00 or 150.00 (application fee)
 - ☐ One in the amount of \$ 25.00 (Public Hearing List Deposit)
- ☐ Photographs of area that variance(s) is/are being requested for showing relationship to property lines (5 or 6) from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER - PLEASE SUBMIT FOUR (4) SETS OF THE PHOTOS.)

XIV. AFFIDAVIT.

STATE OF NEW YORK)

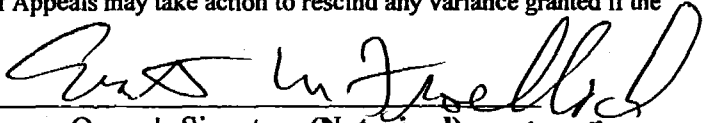
) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

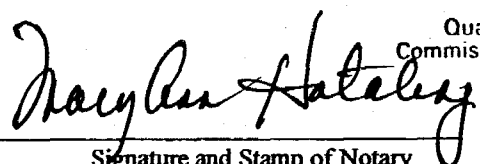
Sworn to before me this:

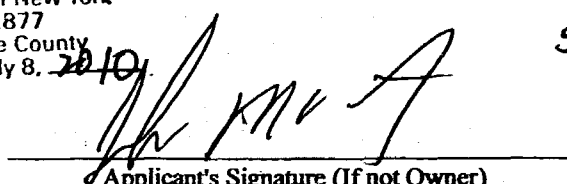
20 day of Sept 2007.


Owner's Signature (Notarized)

ERNEST W FROELICH
Owner's Name (Please Print)

MARY ANN HOTALING
Notary Public, State of New York
No. 01HO5062877
Qualified in Orange County
Commission Expires July 8, 2010


Signature and Stamp of Notary


Applicant's Signature (If not Owner)

762 825 288
NYS D/L
565-431-207
NYS 1/2

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

ERNEST W. FROELICH, deposes and says that he resides
(OWNER)
at 275 91st Ave New Windsor, NY 12553-6221 in the County of ORANGE
(OWNER'S ADDRESS)
and State of New York and that he is the owner of property tax map
(Sec. 24 Block 4 Lot S+6)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in
the foregoing application and that he authorizes:

JOHN McQUISTON 224 PINE ST.
(Applicant Name & Address, if different from owner)

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 9-20-07

Sworn to before me this: 20 day of Sept 20 07

565-431-207 NYS
** Ernest W. Froelich
Owner's Signature (MUST BE NOTARIZED)

[Signature] 565-431-207 NYS
Applicant's Signature (If different than owner) D/L

MARY ANN HOTALING
Notary Public, State of New York
No. 01H05062877
Qualified in Orange County
Commission Expires July 8, 2010

Mary Ann Hotaling
Signature and Stamp of Notary

Representative's Signature

THIS FORM IS TO BE COMPLETED ONLY IF SOMEONE OTHER THAN THE PROPERTY OWNER WILL BE APPEARING AS REPRESENTATION OF THE OWNER AT THE ZBA MEETINGS.

**** PLEASE NOTE:
ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

PROJECT I.D. NUMBER

817.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>JOHN McQuiston</u>	2. PROJECT NAME
3. PROJECT LOCATION: Municipality <u>NEW WINDSOR, N.Y.</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>224 PINE STREET</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>LOT LINE CHANGE</u>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately <u>30' x 150'</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>JOHN McQuiston</u>	Date: <u>9-20-02</u>
Signature: <u>[Signature]</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality; surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: <p style="text-align: right;">NO</p> C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: <p style="text-align: right;">NO</p> C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: <p style="text-align: right;">NO</p> C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: <p style="text-align: right;">NO</p> C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: <p style="text-align: right;">NO</p> C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: <p style="text-align: right;">NO</p> C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: <p style="text-align: right;">NONE</p>	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	

Name of Lead Agency	
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)

Date	



TOWN OF NEW WINDSOR

(845) 563-4615 (MYRA MASON)

ZONING BOARD APPLICATION PACKAGE



PLEASE READ AND COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION (COMPLETE ONLY THE PAGES WITH HIGHLIGHT IN BOX IN LOWER RIGHT CORNER OF EACH PAGE) AND RETURN ONE ORIGINAL AND ONE COPY OF ALL PAPERWORK (unless otherwise specified) TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

RESIDENTIAL: (Three Separate Checks Please)

APPLICATION FEE:	\$ 50.00 <i>pd</i>
*ESCROW:	\$300.00 <i>pd</i>
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

MULTI-FAMILY: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

COMMERCIAL: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

INTERPRETATION: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

UPON RECEIPT OF ALL APPLICABLE PAPERWORK AND CHECKS, YOU WILL BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING". YOU DO NOT NEED YOUR PUBLIC HEARING LIST OR ENVELOPES FOR THIS FIRST (PRELIMINARY) MEETING.

*

ESCROW

THIS IS TO COVER OUTSIDE PROFESSIONAL FEES SUCH AS ZBA ATTORNEY FEE, MINUTES OF YOUR PORTION OF THE MEETING, LEGAL ADS, ETC. THE BALANCE WILL BE RETURNED TO YOU UPON CLOSING FILE.

**

LIST OF PROPERTY OWNERS WITHIN 500 FT. RADIUS OF PROPERTY IN QUESTION:

APPROXIMATE COST FOR PUBLIC HEARING LIST:

1-10 NAMES	25.00
11-20 NAMES	35.00
21-30 NAMES	45.00
31-40 NAMES	55.00
41-50 NAMES	65.00
51-60 NAMES	75.00
61-70 NAMES	85.00
71-80 NAMES	95.00
81-90 NAMES	105.00
91-100 NAMES	115.00

ANYTHING OVER 100 NAMES IS \$1.00 EA. ADDITIONAL NAME

PAGE 1

✍ **COMPLETE ONLY THE PAGES WITH CHECKED BOX IN CORNER OF PAGE. PLEASE SUBMIT ONE ORIGINAL AND ONE COPY OF ALL PAPERWORK (unless otherwise specified).**

PUBLIC HEARING LIST OF PROPERTY OWNERS

1. UPON RECEIPT OF ALL APPLICABLE CHECKS AND PAPERWORK, YOUR APPLICATION WILL BE PROCESSED AND YOUR \$25.00 DEPOSIT WILL BE SENT TO THE ASSESSOR'S OFFICE TO ORDER YOUR LIST OF PROPERTY OWNERS WITHIN 500 FEET. **(NOTE: YOU DO NOT NEED THIS LIST OR THE ENVELOPES FOR YOUR FIRST (PRELIMINARY) MEETING. Please do not call the Assessor's Office looking for your list – they will contact you when it is ready or if necessary, call Myra at 845-563-4615.**
2. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR PUBLIC HEARING LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THE LIST WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE). BRING ENOUGH ENVELOPES PREPARED WITH **YOUR** RETURN ADDRESS AND A REGULAR \$**30** STAMP WITH YOU....**YOUR PUBLIC HEARING DATE WILL BE SET AT THIS TIME.**
3. WHEN YOU COME IN TO PICK UP YOUR LIST, ALLOW YOURSELF ENOUGH TIME TO FINISH PREPARING THE MAILINGS HERE AT THE TOWN HALL. YOU WILL BE GIVEN ENOUGH "**NOTICES OF PUBLIC HEARING**" TO PUT ONE IN EACH ENVELOPE AND SEAL IT. (It may be easier for you if you bring self-sealing envelopes.)
4. **BRING THE COMPLETED ENVELOPES TO THE ZONING BOARD SECRETARY FOR MAILING. BY DOING IT THIS WAY, WE AVOID HAVING TO SEND EACH ENVELOPE "CERTIFIED MAIL" WHICH IS VERY COSTLY.**

NOTE:

THE ZBA MEETS ON THE 2ND AND 4TH MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE.

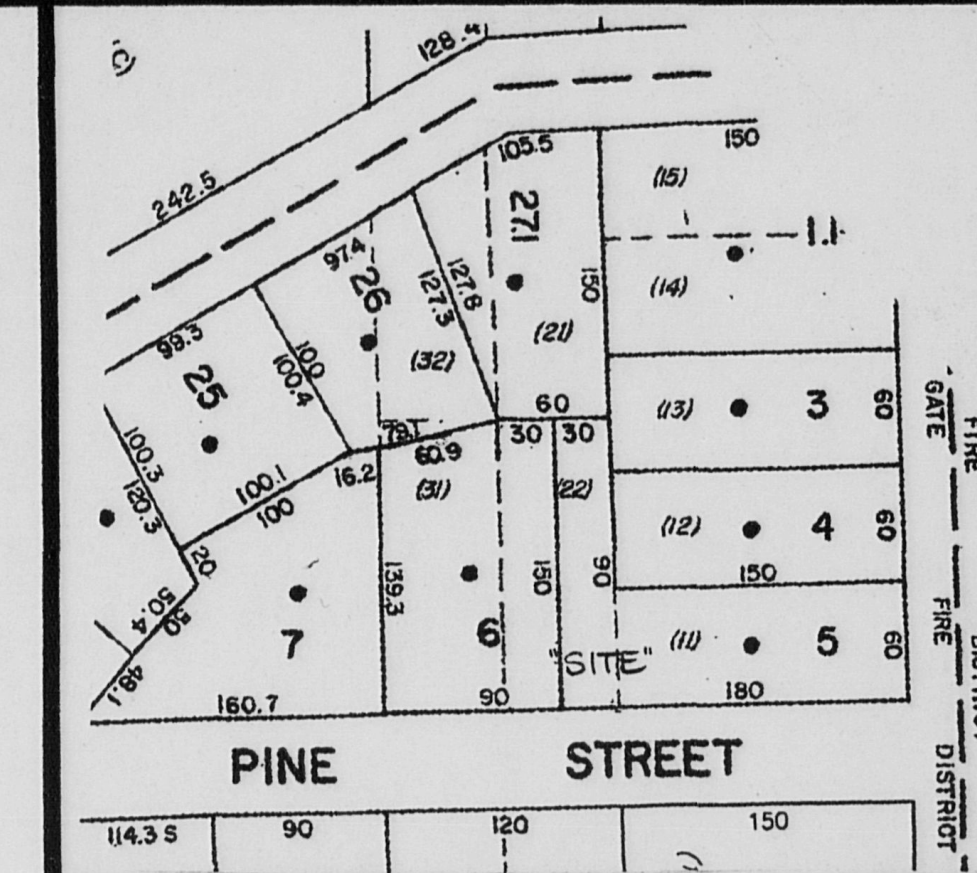
THE PARCEL SHOWN HEREON IS SUBJECT TO ANY AND ALL RIGHTS OF WAY OF RECORD OR EASEMENTS AND ANY ADDITIONAL FACTS A FULL TITLE REPORT MAY DISCLOSE.

SUB-SURFACE STRUCTURES WHERE NOT VISABLE OR READILY APPARENT WILL NOT BE SHOWN AND THEIR LOCATION WILL NOT BE CERTIFIED.

THE OFFSETS FROM PROPERTY LINES SHOWN HEREON ARE NOT INTENDED TO GUIDE IN THE ERECTION OF FENCES, POOLS, BUILDING ADDITIONS, PLANTINGS OR CONSTRUCTION OF ANY KIND AND THEREFORE SHOULD NOT BE USED FOR SUCH PURPOSES.

TAX MAP DATA

SECTION: 24
BLOCK: 4
LOTS: 5 & 6



GENERAL LOCATION
SCALE: 1" = 100'

RECORD OWNERS:

JOHN McQUISTON
224 PINE STREET
NEW WINDSOR, NEW YORK

MARY FROELICH
275 UNION AVENUE
NEW WINDSOR, NEW YORK

DEEDS OF RECORD:

LIBER 4835 PAGE 221 (McQUISTON)
LIBER 4938 PAGE 159 (FROELICH)

ZONING DESIGNATION:

R-4 ZONE

ZONING MINIMUMS:

LOT AREA.....43,560 SQ. FT.
LOT WIDTH.....125 FEET
REQ. FRONT YARD.....45 FEET
REQ. SIDE YARDS/ BOTH.....20/40 FEET
REQ. STREET FRONT.....70 FEET
MAX. BLDG HGT.....35 FEET
MIN. LIVABLE AREA.....1200 SQ. FT
DEVELOP. COVERAGE.....20 %

LOT LINE CHANGE
LANDS OF
McQUISTON & FROELICH
PINE STREET & UNION AVENUE
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

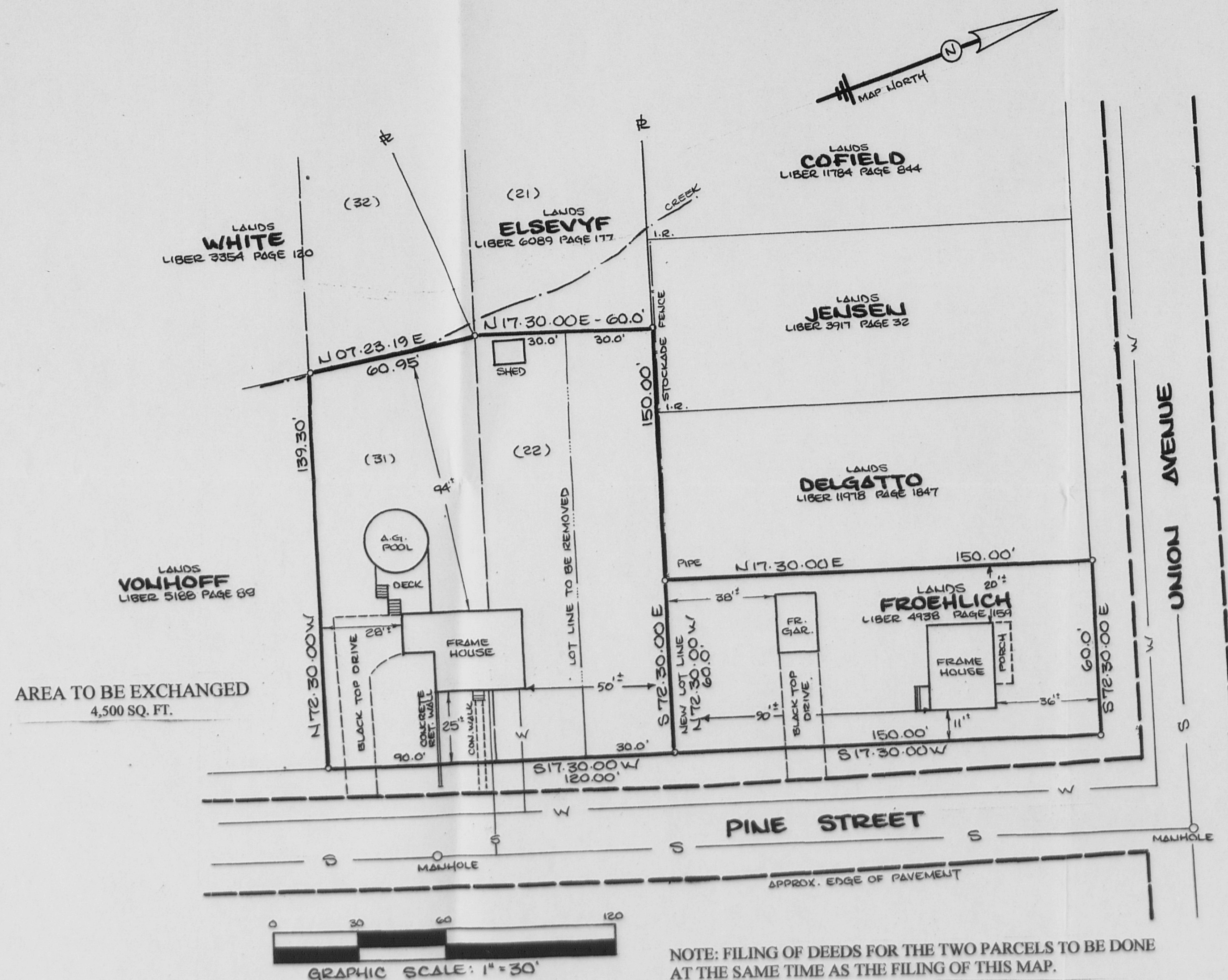
PREPARED BY:
JOHNSONS LAND SURVEYING
P.O. BOX 1278

PINE BUSH, NEW YORK 12566

845-744-6285

FAX 845-744-8739

DRAWN TJ CHECKED EJ SCALE 1"=30' DATE 11/16/06 FILE NO. 06-148



PROPOSED LOT McQUISTON

LOT AREA = 17,679 SQ. FT.
LOT WIDTH = 120.00 FEET
FRONT YARD = 25 FEET
SIDE YARDS BOTH = 28/78'
STREET FRONT = 120 FEET
MAX. BLDG HGT = N/A
LIVABLE SPACE = N/A
DEVELOP COVERAGE = N/A

PROPOSED LOT FROELICH

LOT AREA = 9000 SQ. FT.
LOT WIDTH = 60 FEET
FRONT YARD = 11' & 36'
SIDE YARD = 20 FEET
STREET FRONT = 60' & 150'
MAX. BLDG HGT = N/A
LIVABLE SPACE = N/A
DEVELOP COVERAGE = N/A

TO: JOHN McQUISTON

TO: MARY FROELICH

TO: THE COUNTY OF ORANGE

TO: THE TOWN OF NEW WINDSOR

I HEREBY CERTIFY THAT THIS IS AN ACTUAL SURVEY PERFORMED IN THE FIELD
BY MYSELF ON OCTOBER 25, 2006 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Ernest Johnson
ERNEST JOHNSON P.L.S.
NEW YORK LICENSE NO. 50,041

LAST REVISION DATE 6/15/07 TO SHOW ENGINEERS COMMENTS EJ